

the procedures in FAR Part 14 and Part 514.

(b) The negotiated method is normally the best suited for acquiring space in buildings through a lease contract because it is necessary to conduct discussions with offerors about their proposals and factors other than price must be considered in making the award.

(c) Unless another acquisition procedure authorized by law is used, the design-build selection procedures in section 303M of the Federal Property and Administrative Services Act of 1949, as amended, shall be used for lease construction projects, including projects with options to purchase the real property leased. The design-build selection procedures in section 303M shall be used when the lease involves the design and construction of a public building, facility or work for lease to the Government when the contracting officer determines that this method is appropriate, based on the following:

(1) Three or more offers are anticipated;

(2) A substantial amount of design work will be performed by offerors, that may result in offerors incurring substantial expenses in preparing offers; and

(3) Criteria, such as the following, have been considered:

(i) The extent to which the project requirements have been adequately defined;

(ii) The time constraints for delivery of the project;

(iii) The capability and experience of potential contractors;

(iv) The suitability of the project for use of the two-phase selection procedures;

(v) The capability of the agency to manage the two-phase selection process; and

(vi) Other criteria established by the head of the contracting activity.

[54 FR 26585, June 23, 1989, as amended at 61 FR 24721, May 16, 1996; 62 FR 5166, Feb. 4, 1997]

570.107 Oral presentations.

Oral presentations may be used for acquisitions of leasehold interests in

real property. Follow the procedures in FAR 15.102.

[63 FR 18846, Apr. 16, 1998]

Subpart 570.2—Simplified Lease Acquisition Procedures

SOURCE: 60 FR 42796, Aug. 17, 1995, unless otherwise noted.

570.201 Definitions.

Simplified lease acquisition procedures mean the procedures described in this subpart for awarding leases at or below the simplified lease acquisition threshold of \$100,000, including options.

570.202 Purpose.

The purpose of this subpart is to prescribe simplified procedures for small leases in order to reduce administrative costs while providing for the efficient and economical acquisition of leasehold interests in real property.

570.203 Policy.

Simplified lease acquisition procedures should be used to the maximum extent practicable for actions at or below the simplified lease acquisition threshold.

570.204 Procedures.

570.204–1 Market survey.

A market survey must be conducted to identify potential sources. The contracting officer may use information available within GSA or from other available sources to identify locations that will meet the Government's minimum requirements.

570.204–2 Competition.

(a) When the lease is not expected to exceed the simplified lease acquisition threshold, the solicitation of at least three sources is considered to promote competition to the maximum extent practicable. When repeated requirements for space occur in the same market, and if practicable, two sources not included in the most recent solicitation should be invited to submit offers.

(b) If only one source is solicited, the file must be documented with an explanation for the lack of competition.